

Date: 13th February 2024

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Project No.: 2024-016

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37 John Oxley Drive,
Frenchs Forest, NSW 2086

Preliminary Landslip Risk Assessment for 37 Oxley Drive, Frenchs Forest

This letter report details the results of a preliminary landslip assessment required by Northern Beaches Council to accompany all new Development or Building Certificate Applications. It is a review of the design plans followed by a walk over visual assessment of the stability of the existing property, no insitu testing was undertaken.

The assessment follows the guidelines as set out in Section E10-Landslip Risk of Warringah Councils 2011 LEP Planning Rules.

1. Landslip Risk Class:

According to Landslip Risk Map sheet _LSR008, the site is located within Landslip Risk Class Area “B” – Flanking Slopes 5° to 25°.

2. Site Location:

The site is located on the north west side of the road within moderately south-east dipping topography. It is a rectangular shaped block with a front south boundary of 20.0m, northern rear boundary sum of 21.89m, eastern boundary of 30.95m and a western side boundary of 35.525m and covers an area of approximately 700m² as referenced from the provided survey plan.

3. Proposed Development:

It is understood the proposed works comprise alterations and additions to both levels of the existing site structure along with landscape works and the construction of a new inground swimming pool within the rear which will require bulk excavation down to approximately 1.90m depth.

4. Existing Site Description:

The site is located on the high side of John Oxley drive which comprises a bitumen pavement that is east dipping and contains low concrete gutters along the sides. Between the gutters and front site boundary the road reserve contains a grass lawn and a concrete driveway. Cracking, ground movement or signs of underlying geotechnical issues were not observed within the road reserve which appeared in good condition.

The front of the site contains a raised garden which is partly supported by a dry stone retaining wall (approximately ≤1.50m high) and exposed bedrock below the eastern front corner of the front lawn. The front also contains a concrete driveway which allows vehicular access. The front of the site appeared in good condition with no cracking, ground movement or underlying geotechnical issues observed.

The site contains a two storey brick dwelling located within the centre of the block. The dwelling extends approximately 1.50m and 2.0m from the western and eastern boundaries, respectively. Along the eastern side of the dwelling is a concrete pathway which extends along the north-eastern rear of the dwelling.

The rear of the block contains a gently sloping grass lawn with dense vegetation along the rear boundary. The rear lawn is approximately 2.60m higher than the site-dwelling's Ground Floor Level (GFL) and is currently supported by a brick retaining wall along its south and east sides. Minor sandstone bedrock outcrop was observed within the higher north-western corner of the site. The rear of the site appeared in good condition. No ground movement or underlying geotechnical issues were observed at the rear of the site.

5. Neighbouring Property Conditions:

The neighbouring property to the east (No. 35 John Oxley Drive) is a battled axe block and surrounds the site along the northern and eastern sides. The neighbouring property contains a long concrete driveway (approximately $\leq 40\text{m}$) along the eastern common boundary. The rear of the property contains a single storey brick dwelling with a lock up garage below the south-eastern corner of the dwelling and a swimming pool to the rear north. The centre of the property and directly to the north of the site rear boundary is a grass lawn. The concrete driveway is at similar Ground Surface Level (GSL) to the site and is approximately $\leq 1.0\text{m}$ lower than the site's rear (raised) lawn. The grass lawn that is located directly to the north of the site is approximately 0.50m higher than the site and it is currently supported by a timber log wall. The concrete driveway appeared in good condition and the boundary retaining structures appeared in good condition. Obvious signs of ground movement or underlying geotechnical issues were not observed at the neighbouring property.

The neighbouring property to the west (No. 39 John Oxley Drive) contains a two storey brick dwelling within the centre of the block. The front of the property contains a concrete driveway and a grass lawn (approximately $\leq 3.0\text{m}$ higher than the street level). Below the property front lawn is a sandstone bedrock cliff face, partly obscured by vegetation. The rear of the property contains a grass lawn. The neighbouring property contains a similar GSL to the site along the common boundary. Signs of ground movement or underlying geotechnical issues were not observed within the neighbouring property and appeared in good condition.

Assessment:

Based on the above items and on Councils flow chart check list (Page: 2 of 2 in Section E10), i.e., does the present site or proposed development contain:

- | | |
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| • History of Landslip | No |
| • Proposed Excavation/Fill $> 2\text{m}$ | No |
| • Site developed | Yes |
| • Existing Fill $> 1\text{m}$ | No |
| • Site Steeper than 1V:4H | No |
| • Existing Excavation $> 2\text{m}$ | No |
| • Natural Cliffs $> 3\text{m}$ | No |

It is considered that a due to the nature of proposed DA submission and existing site stability, a detailed Landslip Risk Assessment for this Development Application is not required.

6. Date of Assessment: 29th January 2024

7. Assessment by:



Guillermo Marvin Lujan
Geotechnical Engineer

8. References:

- Architectural Drawings – Mileham, Drawing No.: A.01.01 – 02, A.02.01 – 04, A.03.01 – 04, A.04.01, A.05.01 – 05, A.07.01 – 06, D.02.01 – 02, D.03.03 – 04, Dated: 27/10/2023
- Survey Drawing – DA Surveys, File No.: P476202.DWG, Dated: 24/07/2018
- DA Structural Drawings – by Hyten Engineering Pty Ltd, Project No.: 23H294, Drawing Number: S00 to S11 and Date: 27.09.2023.